

**HALFMOON TOWNSHIP OPEN SPACE PRESERVATION BOARD
REGULAR MEETING-MINUTES
MARCH 5, 2014**

1. CALL TO ORDER

Vice-chair Joe Tylka called the meeting to order at 7:03pm. Other members present were Ben Pisoni, Lorin Nauman, and Andy Merritt. Staff present was Susan Steele, Manager, Amy Smith, OSPB Administrator and Rebekah Seymour, Recording Secretary. No audience was present.

2. PLEDGE OF ALLEGIANCE

3. MINUTES

- ***MOTION: Mr. Nauman moved to approve the meeting minutes of February 12, 2014; Mr. Merritt seconded; Vote 4-0-0; Motion carried.***

4. FINALIZE ACQUISITION LANGUAGE

Mr. Tylka asked Ms. Steele if there was any new business in regards to new applications to review or talk about. Ms. Steele stated there was no new applications as of yet but one application for an advance payment. Ms. Steele further stated that a former applicant had cleared up a title issue and was interested to apply again to be included in the program. Ms. Smith stated that the new process had been explained to them and a new application had been sent to them. Ms. Steele went over the new zoning map that had been created to include what future zoning may be and properties that were already in 99 year leases. Ms. Steele further stated that staff was working to put together program guidelines to be looked over toward the end of the year.

Mr. Tylka reviewed for two members absent at the previous meeting (Mr. Pisoni & Mr. Merritt) what they had gone over and questions forwarded to the solicitor. Mr. Tylka stated that there were not a lot of additions made and he recommended reviewing the acquisition language and adding any further comments before sending it to the solicitor to finalize the language. Mr. Tylka made a grammar suggestion under 2(b) to have a 2(c) added to read as follows:

- b. The Open Space Program Administrator will submit the application to the Open Space Preservation Board at its next regular meeting.
- c. The Open Space Preservation Board will:

Mr. Tylka overviewed his suggestion to add a forecasting model to be run as part of the OSPB's recommendation for new applications. There was a brief discussion about who would pay for third appraisal if a third is sought to which it was stated that it was at shared expense.

Ms. Smith stated that the policy language for appraisal guidelines would be based off the Centre County appraisal language. Mr. Tylka commented the county language was less wordy and could be more easily adapted for the rural area. Ms. Smith commented on the memo attached in the meeting packet with answers to questions forwarded from the previous meeting to which the OSPB agreed the questions had been answered and no further inquiries needed to be forwarded at this time.

- ***MOTION: Mr. Merritt moved to forward the reviewed acquisition language to the solicitor to finalize for the Board of Supervisors; Mr. Nauman seconded; Vote 4-0-0; Motion carried.***

5. OTHER BUSINESS

Mr. Tylka asked what was left to review from the list that had been given to them from the Board of Supervisors. Ms. Smith stated that they needed to review the land rating system and also start to review the policies. Mr. Tylka requested that next meeting that the OSPB begin establishing a work plan for 2014 of goals the OSPB would like to accomplish to which the board agreed. Mr. Pisoni commented that if the OSPB has recommendations on items that need worked on the Board of Supervisors are open to hear the suggestions.

6. CITIZEN'S COMMENTS

There were no citizen's comments

7. ADJOURNMENT

The meeting was adjourned at 7:30pm.

- ***MOTION: Mr. Merritt moved to adjourn the meeting at 7:30pm; Mr. Nauman seconded; Vote 4-0-0; Motion carried.***